



## 12 Church Avenue

Moseley, Birmingham, B13 8JQ

By Auction £225,000



**\*MODERN METHOD OF AUCTION - CASH BUYERS ONLY!** Lovely double-fronted three bedroom home requiring work located in this popular Church Avenue location in the heart of Moseley Village within walking distance of all of the highly regarded amenities including shops, coffee shops, restaurants and bars and not to mention the local transport links into the City Centre, including Moseley Train Station, which is due to open soon! The accommodation on offer briefly comprises; front garden, entrance hallway, two reception rooms, extended kitchen diner, downstairs shower room, cellar and access to a courtyard garden. To the first floor there are three bedrooms and a family bathroom with no upward chain. Energy Efficiency Rating E. To arrange your viewing of this property please call our Moseley office.



### Approach

This double fronted, period end of terrace property is approached via a paved pathway with blue slate chippings with decorative trees and shrubs to borders and wooden front entrance door opening into:

### Inner Lobby Area

With central heating radiator, ceiling light point, stairs giving rise to the first floor accommodation and doors opening into:

### Reception Room One

15'1" x 11'7" (4.61 x 3.54)

With wooden laminate to flooring covering, central heating radiator, ceiling light point, feature fireplace, double glazed bay window to the front aspect and single glazed wooden doors opening into:

### Extended Kitchen/Diner

21'11" x 11'6" (6.70 x 3.51)

With tiling to flooring, central heating radiator, ceiling light point, wall and base units with marble effect work surfaces over incorporating one and a half bowl stainless steel sink and drainer with mixer tap over, two double glazed windows to the side aspect, integral cooker and hob with extractor over, built-in dishwasher and washer/dryer and space facility for fridge freezer.

### Ground Floor Shower Room

6'4" x 4'0" (1.95 x 1.23)

With wall mounted wash hand basin with mixer tap over, low flush WC, walk-in shower cubicle with Triton shower over, opaque double glazed window to the rear aspect, ceiling light point, central heating radiator, tiled flooring and tiled walls.

### Reception Room Two

12'1" x 9'10" (3.69 x 3.02)

With single glazed window to the front aspect, ceiling light point and central heating radiator.

### Cellar Part One

11'8" x 8'8" (3.56 x 2.66)

With steps leading down to cellar with ceiling light point.

### Cellar Part Two

9'11" x 11'10" (3.04 x 3.63)

With further ceiling light point.

### First Floor Accommodation

From the hallway stairs giving rise to the first floor landing with ceiling light point, single glazed window to the rear aspect and doors opening into:

### Bedroom One

11'7" x 12'2" (3.55 x 3.71)

With single glazed sash style window to the front aspect, central heating radiator and ceiling light point.

### Bedroom Two

11'11" x 11'8" (3.65 x 3.56)

With double glazed window to the side aspect, central heating radiator and ceiling light point.

### Bedroom Three

12'2" x 9'10" (3.71 x 3.01)

With a single glazed sash window to the front aspect, door opening into over stairs storage cupboard, ceiling light point and central heating radiator.

## Bathroom

6'1" x 7'7" (1.87 x 2.32)

With a three piece white bathroom suite compromising of; a low flush WC, wash hand basin on pedestal with mixer tap over, panelled bath with mixer tap and shower over, frosted single glazed window to the rear aspect, central heating radiator, central heating towel rail, ceiling light point, wall mounted extractor fan, tiling to floor covering and tiling to splash backs.

## Rear Garden

With a courtyard garden, block paved pathway, featuring flowers and shrubs to borders.

## Council Tax Band

According to the Direct Gov website the Council Tax Band for 12 Church Avenue, Moseley, Birmingham, B13 8JQ is band C and the annual Council Tax amount is approximately £1,988.44, subject to confirmation from your legal representative.

## Modern Method of Auction

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

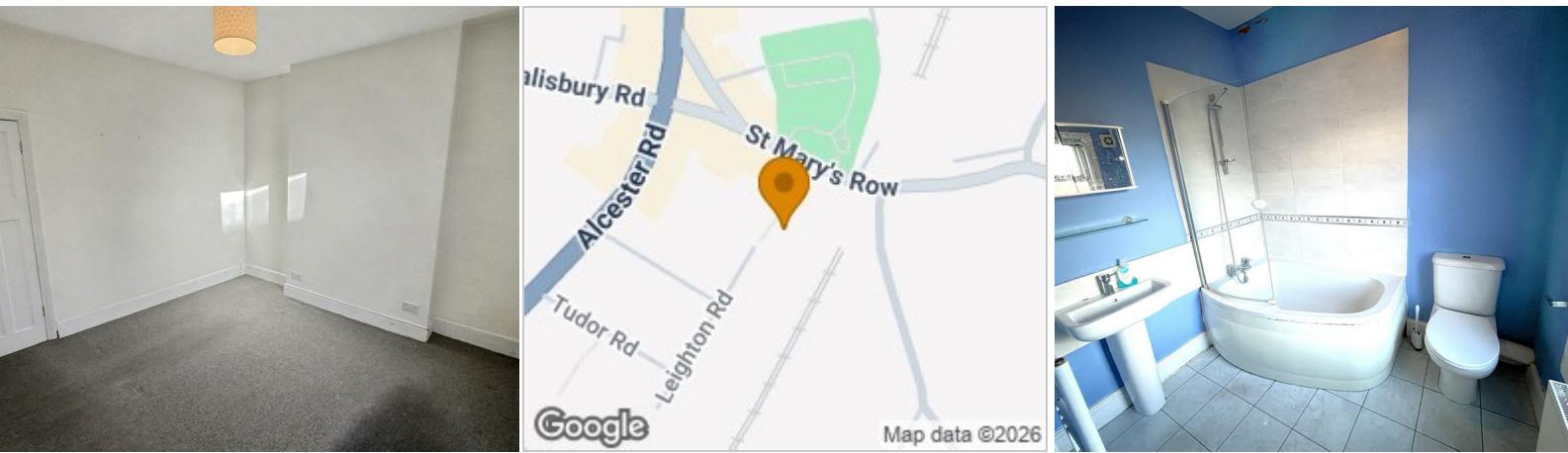
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.





## Floor Plan



## Viewing

Please contact our Rice Chamberlains Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### 1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.

## Energy Efficiency Graph

